

**SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 17, 2016
TO BE REPORTED OUT MAY 18, 2016**

**NO. MA-221 (MAYORAL APPLICATION) ORDINANCE REFERRED (4-13-16)
DOCUMENT # 02016-2700**

PASS AS AMENDED

Amendment of Municipal Code Titles 2, 16, and 17 by adding Chapter 16-14 establishing Neighborhoods Opportunity Fund and Modifying related Code provisions

2016 MAY 18 PM 2:49

SUMMARY OF A MEETING
COMMITTEE ON ZONING, LANDMARKS & BUILDING STANDARDS
MEETING OF MAY 17, 2016
TO BE REPORTED OUT MAY 18, 2016

2016 MAY 18 PM 2:43

MA-223 (MAYORAL APPLICATION) APPOINTMENT REFERRED (4-13-16)
DOCUMENT NO. A-2016-41

Appointment of Lucino Sotelo as a member of the Chicago Plan Commission

NO. TAD-545 (25TH WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT # O2016-2676

Amendment of Municipal Code Section 17-6-0403-F by modifying Light Equipment Sales/ Rental use group in Planned Manufacturing District No 11A

NO. 18505 (46TH WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #O2015-6395

Common Address: 3817-45 N Broadway; 731-735 W Sheridan Road

AS REVISED

Applicant: 3817-45 N Broadway Inc

Owner: 3817-45 N Broadway Inc

Attorney: Thomas Moore

Change Request: B3-5 Community Shopping District, B1-2 Neighborhood Shopping District, B3-2 Community Shopping District, and B1-5 Neighborhood Shopping District to B3-5 Community Shopping District; and B3-5 Community Shopping District to a Residential Business Planned Development

Purpose: To build an eight story (102' -4" in height) building, with 17,425 sq. ft. of commercial retail space on the 1st floor, 12,060 sq. ft of office space and 15 residential dwelling units on the 2nd floor, and 110 residential dwelling units on the 3rd through 8th floors with 125 indoor parking spaces and 4 handicapped parking spaces, 80 bicycle parking spaces and two 10' x 25' loading berths

NO. 18745-T1 (44TH WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #O2016-2657

Common Address: 3226-3228 N Clark St.

Applicant: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Owner: 2144 Potomac Partners LLC; Clarkview LLC; TKG 3228 Clark LLC

Attorney: Thomas Moore

Change Request: B3-3 Community Shopping District to B3-3 Community Shopping District

Purpose: In order to construct a 7 story TOD with a total of 24 residential dwelling units on floors 2-7, 1248 square feet of commercial space in the basement, 2592 square feet of commercial space on the first floor. The height of the building will be 73 feet - 2 inches. There will be 3 outdoor parking spaces and 4 indoor parking spaces and 12 bicycle parking spaces. 100 % of the required ARO units will be provided on-site. There will be a 10 feet x 25 feet x 14 feet loading dock.

NO. 18733 (43rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2621

Common Address: 1961 N Halsted St.
Applicant: 1961 N Halsted LLC
Owner: 1961 N Halsted LLC
Attorney: Harlan Powell
Change Request: B3-2 Community Shopping District to C1-2 Neighborhood Commercial District
Purpose: Tavern (upscale winebar) for on premise consumption located in a three story building; the first floor is commercial space with two residential units above. The building in the back is a residential coach house. The approximate square footage is 3085 SF

NO. 18748-T1 (43rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2661

Common Address: 2744-46 N Magnolia
Applicant: 2742 Magnolia LLC
Owner: 2742 Magnolia LLC
Attorney: Law Office of Samuel VP Banks
Change Request: RS3 Residential Single-Unit (Detached House) District to RS3 Residential Single-Unit (Detached House) District and RM-5 Multi Unit District
Purpose: The Applicant is proposing to divide the subject zoning lot into two (2) separate and distinct zoning lots. The resulting 3,604.25 sq. ft. north zoning lot will support the existing three story building located on the property. Applicant is proposing to maintain and renovate the existing building as a single family home. The Applicant will then establish a 3,098.75 sq. ft. south zoning lot and develop it with a two-story single family home. The proposed single family home will be 25 feet 11 inches in height. Two (2) onsite parking spaces will be provided at the rear of the newly created south lot.

NO. 18749-T1 (33rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2662

Common Address: 2814-16 N California Ave
Applicant: SGC Property & Development LLC
Owner: SGC Property & Development LLC
Attorney: Rolando Acosta
Change Request: M1-1 Limited Manufacturing/ Business Park District to C2-1 Motor Vehicle Related Commercial District
Purpose: One story 17 ft high building containing approx. 2477.42 SF to be used for architectural and contractors offices with outdoor storage, two cellular telecommunications towers, two cellular telecommunications buildings 14 ft in height, one approx. 220 SF and the other 295 SF; no parking

NO. 18723 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2596

Common Address: 2819-2835 N Cicero Ave
Applicant: Chicago Title Land Trust Company Trust No. 8002370377
Owner: Chicago Title Land Trust Company Trust No. 8002370377
Attorney: Pericles Abbasi
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: Car dealership, entirely commercial. Existing one story building will be used as dealership/ office/showroom. The rest of the lot will be used for inventory. There will be no dwelling units or non-inventory parking spaces. The one story building is approximately 6000 sq.ft. No new buildings will be constructed on the property

NO. 18724 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2597

Common Address: 4246 W Fullerton Ave
Applicant: Nodarse Holdings Inc.
Owner: Nodarse Holdings Inc.
Attorney: Pericles Abbasi
Change Request: B1-1 Neighborhood Shopping District to C1-1 Neighborhood Commercial District
Purpose: No changes to the existing building, which is made of a one story brick building and a 2.5 story frame building. The will be 2 above ground level dwelling units and 7 parking spaces. After the zoning change, approximately 1500 SF of commercial space will be used to operate a jewelry store with a pawn shop license, pending ZBA approval. No new buildings

NO. 18725 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2597

Common Address: 3041-43 N Cicero Ave
Applicant: HMK Holdings LLC
Owner: HMK Holdings LLC
Attorney: Pericles Abbasi
Change Request: B1-1 Neighborhood Shopping District to C2-1 Motor Vehicle Related Commercial District
Purpose: No changes to the existing building. It is currently vacant and after rezoning it will be leased to a commercial tenant engaged in vehicle sales/ service. There will be no dwelling units or parking spaces on the property. There is approx. 5700 SF of commercial space. No new buildings will be built on the property

NO. 18744-T1 (31st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2655

Common Address: 2610-2612 N Laramie Ave; 2616-2618 N Laramie Ave
Applicant: Pangea Properties
Owner: Pangea Properties
Attorney: Thomas Moore
Change Request: B2-5 Neighborhood Shopping District to RM-6 Residential Multi Unit District
Purpose: In order to allow for the renovation of the 2 ground floor commercial spaces in 2610-2612 N Laramie to be converted to 2 residential dwelling units and the 2 ground floor commercial spaces at 2616-2618 N Laramie to be converted to 2 residential dwelling units for a total of 17 residential dwelling units in each building. The height of each of the buildings is 41' - 0" and will remain as existing. There is no parking.

NO. 18722-T1 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2595

Common Address: 1911 W Cullerton
Applicant: Yvonne Avina
Owner: Yvonne Avina
Attorney: Daniel Lauer
Change Request: B2-2 Neighborhood Mixed-Use District to B2-2 Neighborhood Mixed-Use District
Purpose: The Applicant wishes to amend the application, due to the favorable changes in the Transit Oriented Development Ordinance. The existing structure, a former bath house, will undergo an adaptive re-use for three (3) residential dwelling units. Under the new version of the Transit Oriented Development Ordinance 17-10-0102-B, minimum off-street parking ratios for residential can be reduced by up to 100 percent.

NO. 18735 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2623

Common Address: 210-240 South Green Street
Applicant: POGN LLC
Owner: POGN LLC
Attorney: John Fritchey
Change Request: DX-7 Downtown Mixed Use District to DX-5 Downtown Mixed-Use District
Purpose: Five, five story 70' in height, 8 dwelling unit buildings for a total of 40 dwelling units with a total of 40 off street parking spaces

NO. 18737 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2625

Common Address: 2004 W 23rd Street
Applicant: 2004 W 23rd Investors LLC
Owner: 2004 W 23rd Investors LLC
Attorney: Michael Ezgur
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: The subject property, consisting of 3,101 square feet, is improved with an apartment building containing two residential dwelling units and zero parking spaces. The Applicant proposes to remodel the building, adding 540 square feet to the building. The building will still contain two residential dwelling units and zero parking spaces. The height of the building will be 35 feet

NO. 18752-T1 (25th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2666

TYPE 1 PLANS AMENDED

Common Address: 1150 W Adams
Applicant: Soul City Church, an IL not for profit corporation
Owner: Adams Park Land LLC
Attorney: Law Office of Samuel VP Banks
Change Request: DS3 Downtown Service District and DR-3 Downtown Residential District to DR-3 Downtown Residential District
Purpose: The Applicant is proposing a three-story building addition to the existing two-story building that currently functions as a place of religious assembly. The proposed building addition will contain 28,343 sq. ft. of floor area. The addition will measure 45 ft. 6 inches in height. The addition will connect to the existing two-story building on the first and second floors. The new addition will contain a prayer hall, meeting rooms, and accessory use rooms for the religious assembly use. Parking for 44 cars will be provided onsite.

NO. 18741 (12th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2632

Common Address: 1637 W 35th Street
Applicant: Feliciano Rodriguez
Owner: Feliciano Rodriguez
Attorney: Jeff Chan
Change Request: RS3 Residential Single-Unit (Detached House) District to B3-1 Community Shopping District
Purpose: There are two apartment dwelling units, one each on the second and third floors, respectively; property consists of three story brick and frame apartment and commercial building to establish an appliance store

NO. 18729 (11th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2605

Common Address: 4223-4231 S Halsted Street
Applicant: BCG Enterprises LLC
Owner: See Application for list of Owners
Attorney: Bernard Citron
Change Request: B3-2 Community Shopping District to B2-3 Neighborhood Mixed-Use District
Purpose: Proposed construction of two buildings, each building will have 14 residential dwellings and approximately 2,671 SF of ground commercial space, 14 parking spaces and 7 bicycle spaces. Each building will be 47 feet tall

NO. 18730 (11th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2606

Common Address: 4351-4401 S Halsted Street
Applicant: BCG Enterprises LLC
Owner: See Application for list of Owners
Attorney: Bernard Citron
Change Request: C1-2 Neighborhood Commercial District to B2-3 Neighborhood Mixed-Use District
Purpose: Proposed construction of two buildings, each building will have 14 residential dwellings and approximately 2,671 SF of ground commercial space, 14 parking spaces and 7 bicycle spaces. Each building will be 47 feet tall

NO. 18719-T1 (10th WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2591

PASS AS AMENDED
TYPE 1 PLANS AMENDED

Common Address: 9514-9522 S Torrence Ave
Applicant: CSRE DAVITA PARK MANOR, LLC
Owner: CSRE DAVITA PARK MANOR, LLC
Attorney: Kevin Wolfberg, Schain Banks
Change Request: M1-1 Limited Manufacturing/ Business Park District to C1-1 Neighborhood Commercial District
Purpose: To allow for a proposed non required accessory parking lot

NO.18503 (4th WARD) ORDINANCE REFERRED (9-24-15)
DOCUMENT #02015-6394

PASS AS REVISED

Common Address: 920-1006 S Michigan Ave and 1011-1015 S Wabash Ave

Applicant: 1000 South Michigan Equities LLC

Owner: Please see application for list of owners

Attorney: John George, Schuyler Roche & Crisham PC

Change Request: DX-12 Downtown Mixed Use District and DX-16 Downtown Mixed Use District to DX-16 Downtown Mixed Use District and then to a Residential Business Planned Development

Purpose: to permit the construction of 86 story residential tower building with a height of 933' containing 506 dwelling units, ground floor retail space and 598 accessory parking spaces with the existing office building to remain

NO. 18718 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2619

Common Address: 427 E Pershing

Applicant: P437 LLC

Owner: P437 LLC

Attorney: Rasheada Jackson

Change Request: B3-3 Community Shopping District to C1-2 Neighborhood Commercial District

Purpose: Applicant will refurbish the existing car wash and add square footage. The existing car wash is approximately 3200 sq.ft. The new car wash will be approximately 4900 sq.ft with 8-10 parking spaces. Height will be roughly 10 feet

NO. 18720 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2592

Common Address: 4232-34 S Wentworth Ave

Applicant: Issak Sughayer

Owner: Issak Sughayer

Attorney: Law Office of Mark Kupiec & Associates

Change Request: RS3 Residential Single-Unit (Detached House) District to C1-1 Neighborhood Commercial District

Purpose: To establish a non-required accessory parking lot (16 spaces) to serve the existing retail stores at 4244-48 S Wentworth

NO. 18742-T1 (3rd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2633

Common Address: 4710-4714 S Dr. Martin Luther King Dr.

Applicant: 312 Real Estate Holdings LLC

Owner: 312 Real Estate Holdings LLC

Attorney: Law Office of Samuel VP Banks

Change Request: B1-5 Neighborhood Shopping District and B3-3 Community Shopping District to B2-3 Neighborhood Mixed-Use District

Purpose: The Applicant is seeking a zoning change in order to permit the rehabilitation of an existing, non-conforming, three-story (with basement) residential building, at the subject site. The proposal calls for the establishment of twenty (20) dwelling units, within the existing building. All of the proposed work will be within the interior of the existing building. No physical expansion of or additions to the existing building are intended or required. Due to its immediate proximity to the 47th Street CTA Station, and pursuant to the Transit Oriented Development Ordinance, as amended, there will be zero (0) onsite parking available for the newly rehabilitated, twenty-unit, residential building. The existing building is and will continue to be approximately 38'-6" in height and masonry in construction. The proposed zoning change is required in order to bring the newly rehabilitated (existing) building and parking conditions, into legal compliance under the current Zoning Ordinance.

NO. 18696-T1 (2nd WARD) ORDINANCE REFERRED (3-16-16)
DOCUMENT #02016-1621

Common Address: 1415 W Walton Street

Applicant: Walter Tech

Owner: David Eisenberg

Attorney: Dan Lauer

Change Request: RS3 Residential Single-Unit (Detached House) District to RM4.5 Residential Multi-Unit District

Purpose: The Applicant intends to construct a 3 1/2 story, three dwelling unit building with basement. The footprint of the building will be 19 feet by 76 feet 1 inch in size and the height of the building shall be 44 feet 11 inches

NO. 18728-T1 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2604

Common Address: 1630-1632 N Damen Ave

Applicant: Bucktown Holdings LLC

Owner: Bucktown Holdings LLC

Attorney: Bernard Citron, Thompson Coburn LLP

Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District

Purpose: To allow for retail and residential uses at the existing 125 year old, 28'-2" tall multi-tenant 3-story building consisting of approximately 8,470 square feet with 3,010 square feet of retail space located on the first floor and a total of four existing residential dwelling units located on the second (2 dwelling units) and third (2 dwelling units) floors. The property is located approximately 600 feet from the CTA Transit Station located on Damen Avenue and provides no on-site parking and bicycle is not required as it is an existing building. If necessary bicycle parking can be provided in the basement for building tenants.

NO. 18740-T1 (2nd WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2628

Common Address: 1646 N Damen Ave
Applicant: 1646 N Damen LLC
Owner: See Application for list of Owners
Attorney: Bernard Citron
Change Request: M1-2 Limited Manufacturing/ Business Park District to B3-2 Community Shopping District
Purpose: The existing property is a forty-one year old, 21'- 4" tall multi-tenant brick and stucco 2-story building consisting of approximately 2,620 square feet with 1,470 square feet of retail space located on the ground floor and one existing residential dwelling unit located on the second floor. The property is situated on a 2,000 square foot lot located approximately 765 feet from a CTA Transit Station located on Damen Avenue. There is one on-site parking space located in the rear of the building..

NO.18569-T1 (1st WARD) ORDINANCE REFERRED (11-18-15)
DOCUMENT #02015-8029

Common Address: 2245-49 N Rockwell Street
Applicant: Kevin O'Donnell
Owner: Kevin O'Donnell
Attorney: Thomas Moore
Change Request: RS3 Residential Single-Unit (Detached House) District to RT4 Residential Two-Flat, Townhouse and Multi-Unit District
Purpose: In order to allow for the construction of a townhouse development consisting of two, four-unit residential dwelling unit townhouse buildings with 4 parking spaces each, and 2, three-unit residential dwelling unit townhouse buildings with 3 parking spaces each, for a total of 14 residential dwelling units townhouse buildings with 14 parking spaces. The front buildings will be two stories and 34' - 10" in height each and the rear buildings will be three stories and a height of 35'- 0" each

NO. 18667 T1 (1st WARD) ORDINANCE REFERRED (02-10-16)
DOCUMENT #02016-658

Common Address: 2074 N. Milwaukee, Chicago, IL
Applicant: Milwaukee LLC
Owner: Milwaukee LLC
Attorney: Tyler Manic of Schain, Banks, Kenny & Schwartz, Ltd.
Change Request: B3-1 Community Shopping District to B3-3 Community Shopping District
Purpose: To construct a three story mixed use building with 1,125 sq ft of retail on the ground floor and dwelling units on floors 2 and 3 for a total of four dwelling units with 2 parking spaces

NO. 18732 (1st WARD) ORDINANCE REFERRED (4-13-16)
DOCUMENT #02016-2620

Common Address: 2441 W Haddon Street
Applicant: 2441 W Haddon INC
Owner: 2441 W Haddon INC
Attorney: Law Office of Mark Kupiec & Associates
Change Request: RT4 Residential Two-Flat, Townhouse and Multi-Unit District to RM4.5 Residential Multi-Unit District
Purpose: To demolish the existing building and build a new 3 story, 3 dwelling unit residential building; 3 parking spaces; no commercial space; 3 story height 38'

LARGE SIGNS OVER 100 FEET IN AREA, 24 FEET ABOVE GRADE

Business ID Signs- Direct Introductions

DOCH	WARD	LOCATION	PERMIT ISSUED TO
TBD	40	2717 W Peterson Ave.	Outdoor Impact, Inc.
TBD	39	4840 N Pulaski Road	Signco Inc
TBD	26	2601 W Division	Parvin Clauss Sign Co.